



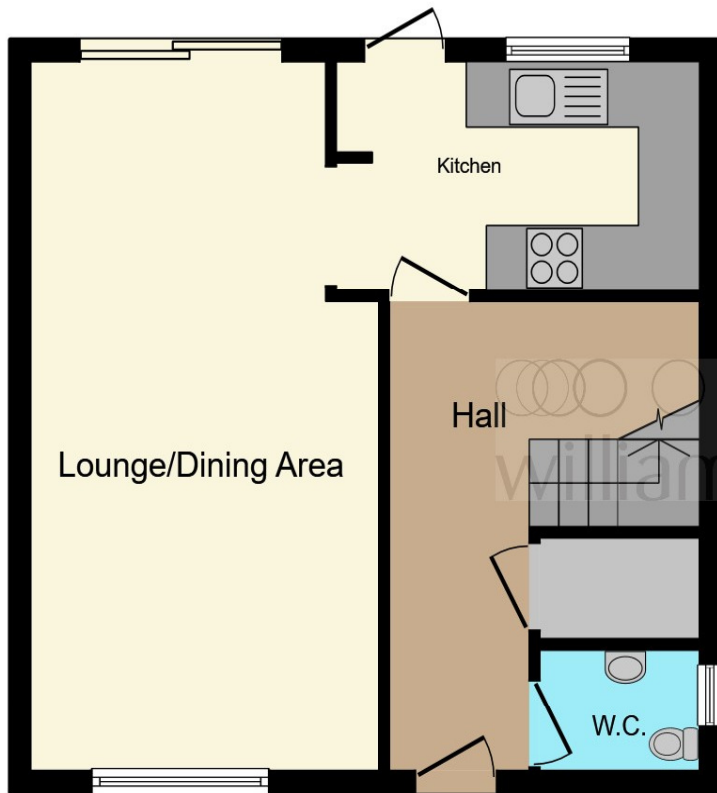
**Chapelfields, Stanstead Abbots Ware SG12 8HT**

**welcome to**

## **Chapelfields, Stanstead Abbotts Ware**

William H Brown are pleased to offer this three bedroom end of terrace family home located on a quiet road in a highly sought-after location. The property is situated within walking distance to St Margarets train station and easy access to local shops and other transport links. On the ground floor the property boasts downstairs WC a spacious lounge/dining room and fitted kitchen. On the first floor there are three bedrooms and a family bathroom. The front garden is tastefully landscaped and the rear garden has a patio area, lawned area and a range of mature flower and shrub borders.





**Ground Floor**



**First Floor**

**Lounge/Diner**

20' 6" into door recess x 11' 1" into door recess ( 6.25m into door recess x 3.38m into door recess )

**Kitchen**

11' 8" into door recess x 6' 11" into door recess ( 3.56m into door recess x 2.11m into door recess )

**Bedroom 1**

10' 8" max x 10' max ( 3.25m max x 3.05m max )

**Bedroom 2**

10' 2" max x 10' 8" max ( 3.10m max x 3.25m max )

**Bedroom 3**

10' 4" max x 6' 10" max ( 3.15m max x 2.08m max )

Total floor area 85.3 sq.m. (919 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Chapelfields, Stanstead Abbots Ware

- Three bedrooms
- Kitchen
- Dining Room
- Beautifully kept garden
- Downstairs WC

Tenure: Freehold EPC Rating: C

**£425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WRE107199 - 0012

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